

115.0

0003

0015.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

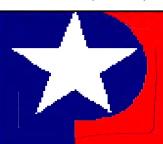
Total Card / Total Parcel

USE VALUE:

1,172,100 / 1,172,100

ASSESSED:

1,172,100 / 1,172,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		BRAND ST, ARLINGTON

OWNERSHIP

Owner 1: RICHARDSON SUSAN L & BURT	
Owner 2:	
Owner 3:	

Street 1: 48 BRAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RICHARDSON BURT & SUSAN -

Owner 2: -

Street 1: 48 BRAND ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 22,446 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Vinyl Exterior and 3243 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		22446		Sq. Ft.	Site		0	70.	0.48	5			Topo	-5					746,330						746,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							22446.000		425,800				746,300		1,172,100							
Total Card							0.515		425,800				746,300		1,172,100		Entered Lot Size					
Total Parcel							0.515		425,800				746,300		1,172,100		Total Land:					
Source: Market Adj Cost													Total Value per SQ unit /Card:		361.40		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID		PAT ACCT.					
2020	101	FV	426,000	0	22,446.	746,300	1,172,300	1,172,300	Year End Roll	12/18/2019								
2019	101	FV	311,700	0	22,446.	757,000	1,068,700	1,068,700	Year End Roll	1/3/2019								
2018	101	FV	308,900	0	22,446.	565,100	874,000	874,000	Year End Roll	12/20/2017								
2017	101	FV	308,900	0	22,446.	511,800	820,700	820,700	Year End Roll	1/3/2017								
2016	101	FV	308,900	0	22,446.	490,400	799,300	799,300	Year End	1/4/2016								
2015	101	FV	306,200	0	22,446.	415,800	722,000	722,000	Year End Roll	12/11/2014								
2014	101	FV	306,200	0	22,446.	394,500	700,700	700,700	Year End Roll	12/16/2013								
2013	101	FV	306,200	0	22,446.	375,300	681,500	681,500		12/13/2012								

!8968!

PRINT

Date

Time

12/10/20

23:29:47

LAST REV

Date

Time

09/26/18

09:53:22

apro

8968

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 2	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:			
Foundation: 6 - Slab	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Frl: 1	Rating: Average	WSFlue:	Rating:									
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID												
Grade: C - Average	Year Blt: 1964	Eff Yr Blt:	Alt LUC:	Total Units:	Location:	Level:	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units: 1	UAT	SFL	GAR							
Alt %:	Jurisdct:	Fact: .	Const Mod:	Floor:		Other					12									
Lump Sum Adj:	Name:	% Own:		Upper		Upper					22									
INTERIOR INFORMATION				Lvl 2		Lvl 1														
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Location:	Total Units:	Lower														
Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	Total: 18.6 %		Floor:		Totals	RMs: 8	BRs: 4	Baths: 2	HB: 2										
DEPRECIATION				%	%															
Phys Cond: GD - Good	Functional:	Economic:	Special:	Override:	Exterior:	Interior:	No Unit	RMS	BRS	FL										
							1	8	4	M										
					Additions: 1999															
					Kitchen:															
					Baths:															
					Plumbing:															
					Electric:															
					Heating:															
					General:															
CALC SUMMARY				Total:	18.6 %															
COMPARABLE SALES																				
Basic \$ / SQ: 125.00	Size Adj.: 0.99494088	Const Adj.: 0.97359574	Adj \$ / SQ: 121.084	Other Features: 121137	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price								
							LUC Factor: 1.00													
							Adj Total: 523125	Juris. Factor:		Before Depr:	121.08									
							Depreciation: 97301	Special Features: 0		Val/Su Net:	114.37									
							Deprecated Total: 425824	Final Total: 425800		Val/Su SzAd:	139.88									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS								PARCEL ID				115.0-0003-0015.B								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:						
IMAGE				AssessPro Patriot Properties, Inc																